



FREEHOLD

£350,000



**GLENROWAN, 11 CINDERHILL WAY, RUARDEAN,
GLOUCESTERSHIRE, GL17 9TQ**

- DETACHED BUNGALOW
- LIVING ROOM
- THREE BEDROOMS
- LPG CENTRAL HEATING
- GARDENS

- GOOD SIZED PLOT IN LOVELY TUCKED AWAY POSITION
- KITCHEN
- BATHROOM
- GARAGE
- CLOSE TO BUS ROUTES

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GLENROWAN, 11 CINDERHILL WAY, RUARDEAN, GLOUCESTERSHIRE, GL17 9TQ

TUCKED AWAY AND ALMOST HIDDEN FROM VIEW, A DETACHED THREE BEDROOM BUNGALOW SET IN THE CENTRE OF ITS OWN GOOD SIZED PLOT IN THE POPULAR VILLAGE OF RUARDEAN AND CLOSE TO BUS ROUTES LEADING TO ALL THE AREA'S MAJOR CENTRES. ALTHOUGH REQUIRING SOME UPDATING, REPRESENTS AN ALL TOO RARE OPPORTUNITY.

Ruardean is a hillside village with outstanding views of the South Wales mountains. The village is famous for not only 'The Bear' but also as the home of Horlicks Malted Drink and its church with Saint George and the Dragon motif above the door. Ruardean offers a range of amenities, including a public house, primary school and GP surgery, and is within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the market towns of Ross-on-Wye, Cinderford and the City of Gloucester, which is approximately 14 miles away

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Front door to -

Hall: Radiator, airing cupboard, loft access.

Living Room: 19' 9" x 12' 0" (6.02m x 3.65m) narrowing to 8' (2.4m), Fireplace, radiators, windows to front, side and rear, serving hatch to -

Kitchen: 11' 7" x 7' 0" (3.53m x 2.13m), Wall and base level units, double drainer sink unit, plumbing for washing machine, tiled splash-backs, radiator, door to -



Rear Porch: Built-in cupboard, walk-in store.

Bedroom One: 11' 0" x 9' 7" (3.35m x 2.92m), Window to front, fitted wardrobe, radiator.

Bedroom Two: 9' 7" x 8' 8" (2.92m x 2.64m), Window to front, fitted wardrobe and shelving, radiator.

Bedroom Three: 8' 7" x 8' 0" (2.61m x 2.44m), Window to rear, fitted wardrobe and shelving, radiator.



Bathroom: Three piece suite, over bath shower, tiling to walls, radiator, windows to rear.

Outside: Gated access to driveway leading to single detached garage with up-and-over door and path to bungalow and gardens. Garden to the front has lawned area, herbaceous borders and mature shrubs and trees. To the right hand side there is a vegetable plot and shed. The rear has lawned area, vegetable plot and mature hedgerow. The left hand side has lawned area, mature shrubs and trees.

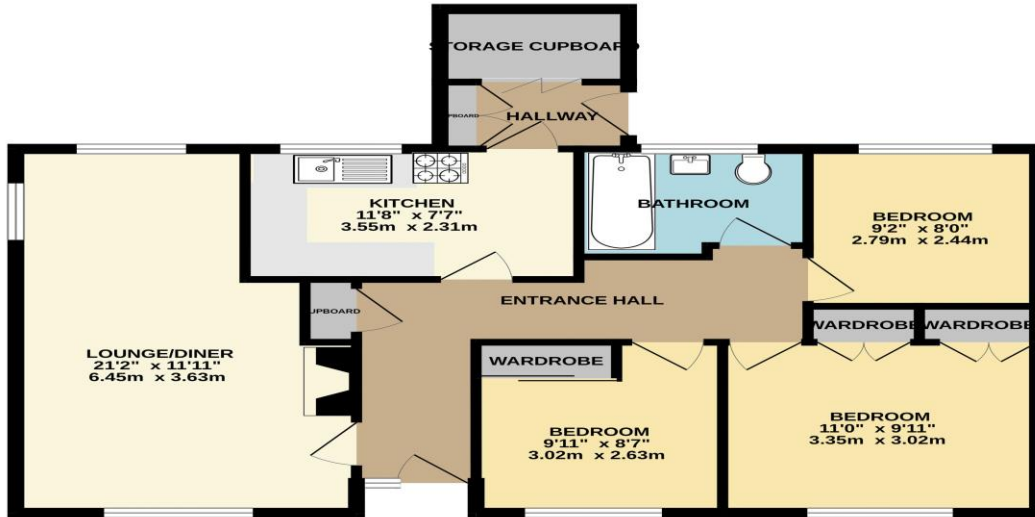
Services: Mains water, electricity and drainage. LPG central heating. The heating system and services where applicable have not been tested.



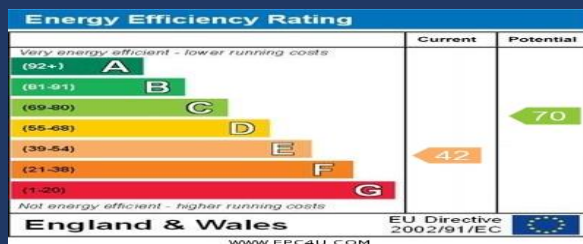
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033

GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PASSIONATE
ABOUT
Property
SINCE 1982